

# \$209,000 - 1208, 204 Sparrow Hawk Drive, Fort McMurray

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MLS® #A2221970

**\$209,000**

1 Bedroom, 1.00 Bathroom, 678 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Beautifully Renovated 1-Bedroom Condo in  
Eagle Ridge – Greenbelt Views!

Welcome to this stunningly renovated 1-bedroom condo located in the heart of Eagle Ridge, perfectly situated with serene views of the greenbelt and direct access to the beautiful Birchwood Trail system. Unwind and take in every sunset from your private balcony—your peaceful escape at the end of the day.

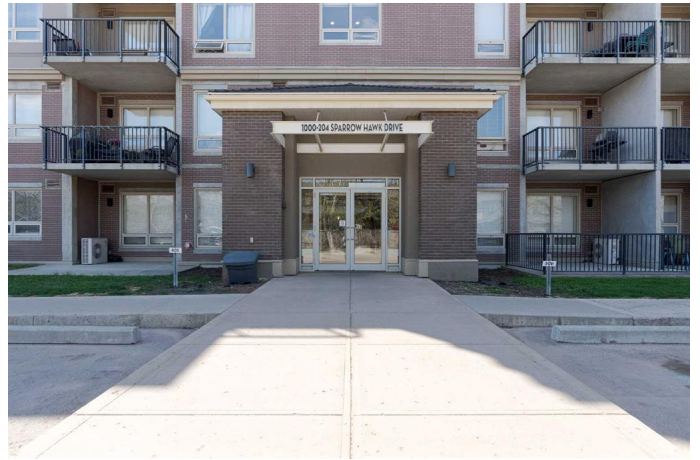
This modern, move-in-ready unit features brand new stainless steel appliances, sleek quartz countertops in both the kitchen and bathroom, new luxury vinyl plank flooring throughout, fresh paint, and updated baseboards for a clean, contemporary finish. You'll also enjoy the convenience of in-suite laundry with a brand new washer and dryer.

Additional features include a titled parking stall and a secure underground storage unit.

Located just steps from trails, shops, restaurants, and all the amenities Eagle Ridge has to offer, this condo combines style, comfort, and unbeatable location. Don't miss out on this turnkey opportunity!

Built in 2010

## Essential Information



MLS® #	A2221970
Price	\$209,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1208, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

### Amenities

Amenities	Fitness Center, Park, Parking, Playground, Recreation Room
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Construction	Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	R3

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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